Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	364 Ross Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: $980,000

Median sale price

Median price: $1,838,000 Property Type: House Suburb: Port Melbourne

Period - From: 01/01/2025 to: 31/03/2025 Source: REIV

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	186 Albert St PORT MELBOURNE 3207	$990,000	29/03/2025
2			
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 17/06/2025 16:50

364 Ross Street, Port Melbourne Vic 3207

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2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$980,000
Median House Price
March quarter 2025: $1,838,000

Comparable Properties



186 Albert St PORT MELBOURNE 3207 (REI/VG)

2 1 -

Price: $990,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 120 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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